025.A	0002	0014.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	719,600	/	719,600
USE VALUE:	719,600	/	719,600
ASSESSED:	719,600	/	719,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	EASTWOOD BRIAN JAMES ETAL/ TRS
Owner 2:	EASTWOOD FAMILY LIVING TRUST
Owner 3:	
Street 1:	14 MARATHON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EASTWOOD BRIAN J -
Owner 2:	FINK EASTWOOD REBECCA -
Street 1:	14 MARATHON ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1630 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	719,600			719,600
Total Card	0.000	719,600			719,600
Total Parcel	0.000	719,600			719,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.47 | /Parcel: 441.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315216
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

PREVIOUS ASSESSMENT

Parcel ID: 025.A-0002-0014.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	719,600	0	.		719,600		Year end	12/23/2021
2021	102	FV	698,100	0	.		698,100		Year End Roll	12/10/2020
2020	102	FV	687,300	0	.		687,300	687,300	Year End Roll	12/18/2019
2019	102	FV	618,900	0	.		618,900	618,900	Year End Roll	1/3/2019
2018	102	FV	546,300	0	.		546,300	546,300	Year End Roll	12/20/2017
2017	102	FV	497,200	0	.		497,200	497,200	Year End Roll	1/3/2017
2016	102	FV	497,200	0	.		497,200	497,200	Year End	1/4/2016
2015	102	FV	478,700	0	.		478,700	478,700	Year End Roll	12/11/2014

!16008!

PRINT

Date	Time
12/30/21	21:45:39

LAST REV

Date	Time
02/11/21	18:50:24
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 16008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTWOOD BRIAN	76659-568	1	1/11/2021	Convenience	99	No	No		
FINK REBECCA,	73785-529	2	12/9/2019	Convenience	99	No	No		
BEAULIEU CHRIS,	71196-350	1	6/22/2018		735,000	No	No		
AHERN GARY P &	63827-583		6/27/2014		515,000	No	No		
BOTOLINO JOHN &	63071-590		12/16/2013		100	No	No		

USER DEFINED

Prior Id # 1:	16299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/17/2018	Measured	DGM	D Mann
3/4/2014	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7276																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.29417181
Const Adj.:	0.98980200
Adj $ / SQ:	390.697
Other Features:	62000
Grade Factor:	1.10
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	884028
Depreciation:	164429
Depreciated Total:	719599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	494.23
Special Features:	0	Val/Su Net:	441.47
Final Total:	719600	Val/Su SzAd	441.47

SKETCH

UnSketched SubAreas:
GLA: 1630,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,630	390.700	636,836

Net Sketched Area:	1,630	Total:	636,836

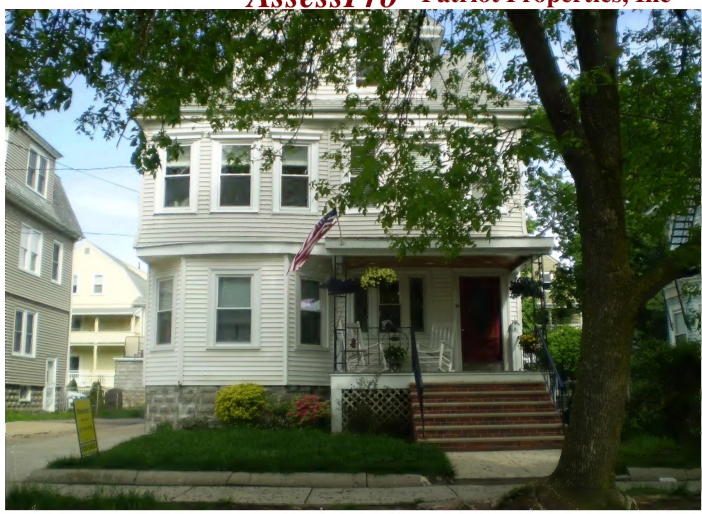
Size Ad	1630	Gross Area	1630	FinArea	1630

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

025.A-0002-0014.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	